



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT TO THE HEARING EXAMINER EXHIBITS

Project Name: Grant Place Townhomes		Project Number: LUA15-000885, PP, PUD	
Date of Meeting May 17, 2016	Staff Contact Rocale Timmons Senior Planner	Project Applicant David Vincent 25 Central Way, Kirkland, WA 98033	Project Location 1600 Grant Ave S Renton, WA 98055

Exhibits:

- Exhibit 1: HEX Recommendation Report
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Floor Plans
- Exhibit 6: Grading and Drainage Plan
- Exhibit 7: Revised Tree Retention Plan (dated April 29, 2016)
- Exhibit 8: Drainage Report
- Exhibit 9: Preliminary Plat Plan
- Exhibit 10: CI 73- Residential Height Requirements
- Exhibit 11: Geotechnical Report
- Exhibit 12: SEPA Determination - Mitigation Measures (dated March 12, 2007)
- Exhibit 13: SEPA Addendum, dated May 2, 2016
- Exhibit 14: Public Comment Letter – Meling
- Exhibit 15: Public Comment Letter – Sommer
- Exhibit 16: Traffic Report



Scale: 1" = 20'-0"	Drawn By:	Date:	Date Plotted: 12-22-15
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**GRANT PLACE
TOWNHOMES**
A 36 Townhome Unit Development
City of Renton, Washington

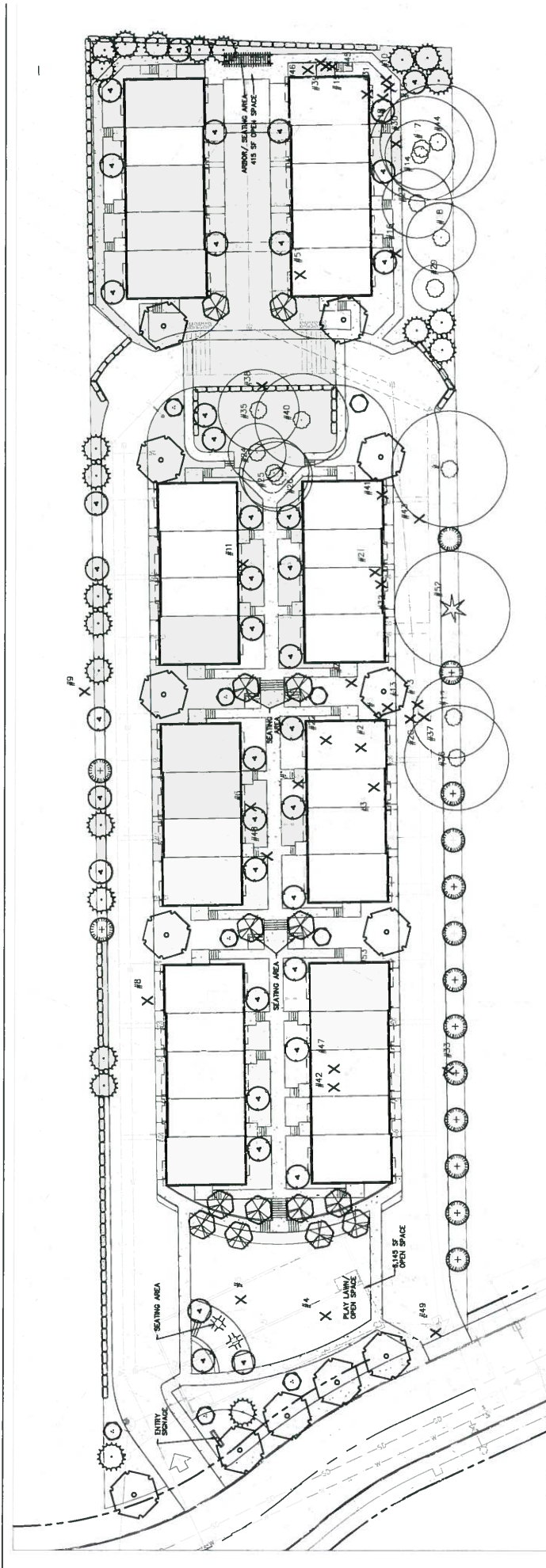
Satwant Singh

Satwant Singh

A2

Sheet Order: **A B U F R E S D B E**

EXHIBIT 2



TREES SAVED
 WITHIN RUL-7 ZONING, 20% OF SIGNIFICANT TREES ARE REQUIRED TO BE SAVED.
 OUT OF THE 51 TOTAL EXISTING TREES (48 ARE LOCATED OUTSIDE OF PROPERTY AND #48
 IS A SIGNIFICANT TREE), 10 TREES WERE SAVED. THE REMAINING 41 TREES WERE
 26.4% OF EXISTING TREES, WHICH IS MORE THAN THE REQUIRED 20%.

TREE DENSITY CALCULATIONS
 10% TREE DENSITY REQUIREMENT FOR 5,000 SF
 500 TREES / 5,000 SF = 10 TREES PER 500 SF
 97,213 SF LOT AREA / 500 SF = 19.44
 19.44 * 10 TREES PER 500 SF = 194.4
 THE DESIGN MUST ADD A MINIMUM OF 4 SIGNIFICANT TREES OR
 MULTIPLE TREES EQUALING 48 CALIPER INCHES IN TOTAL.

THE DESIGN INCLUDES:
 14 AMELANCHIER X 'AUTUMN BRILLIANCE' @ 3" CALIPER EA = 43 CALIPER INCHES
 41 ACER ORNAMENTAL @ 3" CALIPER EA = 123 CALIPER INCHES
 13 NYSSA SYLVATICA @ 3" CALIPER EA = 39 CALIPER INCHES
 23 PRUNELLA SPINOSA @ MORE THAN 6" TALL = 48 CALIPER INCHES
 2 THALIA PLUVIA @ MORE THAN 6" TALL = 4 CALIPER INCHES
 15 THALIA PLUVIA 'HOBART' @ MORE THAN 6" TALL = 30 CALIPER INCHES
 THIS DESIGN MEETS THE TREE DENSITY REQUIREMENT WITH A TOTAL OF 286 CALIPER INCHES.

TREE PRESERVATION LEGEND

SYMBOL	ITEM	DESCRIPTION
	EXISTING TREES TO REMAIN	SAVE AND MAINTAIN AS IS, FOR EXACT LIMITS OF CLEARING AND TREE PROTECTION FENCING
X	EXISTING TREES TO BE REMOVED	
	PROPOSED DECIDUOUS TREES	
	PROPOSED EVERGREEN TREES	

TREE TABLE

TREE TAG	TYPE	SIZE	DIMPLANE	STATUS
1	AMELANCHIER	1.5"	30"	EXISTING
2	AMELANCHIER	1.5"	30"	EXISTING
3	AMELANCHIER	1.5"	30"	EXISTING
4	AMELANCHIER	1.5"	30"	EXISTING
5	AMELANCHIER	1.5"	30"	EXISTING
6	AMELANCHIER	1.5"	30"	EXISTING
7	AMELANCHIER	1.5"	30"	EXISTING
8	AMELANCHIER	1.5"	30"	EXISTING
9	AMELANCHIER	1.5"	30"	EXISTING
10	AMELANCHIER	1.5"	30"	EXISTING
11	AMELANCHIER	1.5"	30"	EXISTING
12	AMELANCHIER	1.5"	30"	EXISTING
13	AMELANCHIER	1.5"	30"	EXISTING
14	AMELANCHIER	1.5"	30"	EXISTING
15	AMELANCHIER	1.5"	30"	EXISTING
16	AMELANCHIER	1.5"	30"	EXISTING
17	AMELANCHIER	1.5"	30"	EXISTING
18	AMELANCHIER	1.5"	30"	EXISTING
19	AMELANCHIER	1.5"	30"	EXISTING
20	AMELANCHIER	1.5"	30"	EXISTING
21	AMELANCHIER	1.5"	30"	EXISTING
22	AMELANCHIER	1.5"	30"	EXISTING
23	AMELANCHIER	1.5"	30"	EXISTING
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95	AMELANCHIER	1.5"	30"	EXISTING
96	AMELANCHIER	1.5"	30"	EXISTING
97	AMELANCHIER	1.5"	30"	EXISTING
98	AMELANCHIER	1.5"	30"	EXISTING
99	AMELANCHIER	1.5"	30"	EXISTING
100	AMELANCHIER	1.5"	30"	EXISTING

WEISMANDESIGNGROUP
 2000 S. LAUREL ST.
 SUITE 100
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 (206) 467-7700
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Milbrandt Architects, Inc., P.S.
 425-451-38
 Seattle, Washington 98103

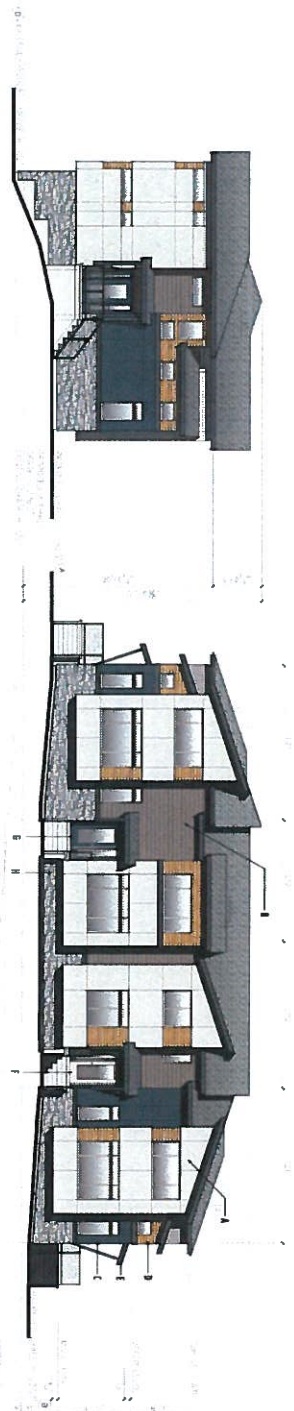
Grant Place Townhomes
 City of Renton, Washington
Satwant Singh

TREE PRESERVATION PLAN

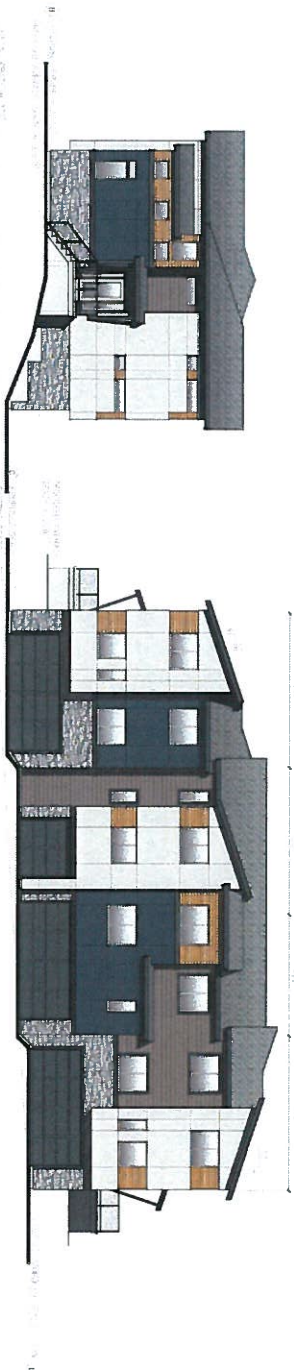
L-101
 15-16

Scale: 1" = 20'-0"

Sheet: 11/23/2015
 Date Printed: 11/23/2015



BUILDING 7
1/8" = 1'-0"
EAST ELEVATION



BUILDING 7
1/8" = 1'-0"
NORTH ELEVATION

BUILDING 7
1/8" = 1'-0"
WEST ELEVATION

BUILDING 7
1/8" = 1'-0"
SOUTH ELEVATION

**Sherwin-Williams
Paint Schemes**

- 1. ROCK CANDY #4231
- 2. ANONYMOUS #7146
- 3. RAINSTORM #4232
- 4. CLEAR CROWN #7149
- 5. IRON ORE #7150
- 6. MAISON BLANCHE #7151
- 7. RAINSTORM #4233


**Color Option
Legend**

- A. BODY 1
- B. BODY 2
- C. BODY 3
- D. ACCENT 2
- E. TRIM
- F. DOOR
- G. DOOR
- H. METAL MATERIALS
- I. BLACK ROOF

EXHIBIT 4

**Full Document
Available upon Request**

Sheet Title: **A B U F R E S D B E**

Job No. 1129 E7	GRANT PLACE TOWNHOMES A 36 Townhome Unit Development City of Renton, Washington SATWANT SINGH	Building Elevations	Scale: 1" = 20'-0"		Drawn By: DJV	Date: 11-24-2015	Date Plotted: 11-24-2015	<table><tr><th>No.</th><th>Date</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	No.	Date											<div><p>Mills Architects 355 Central Way, Suite 210 Burien, Washington 98148 Phone: 206.835.8888 Web: www.millsarchitects.com</p></div> <div><p>Copyright 2012 Mills Architects, Inc., P.S. All rights reserved.</p></div>
			No.	Date																	

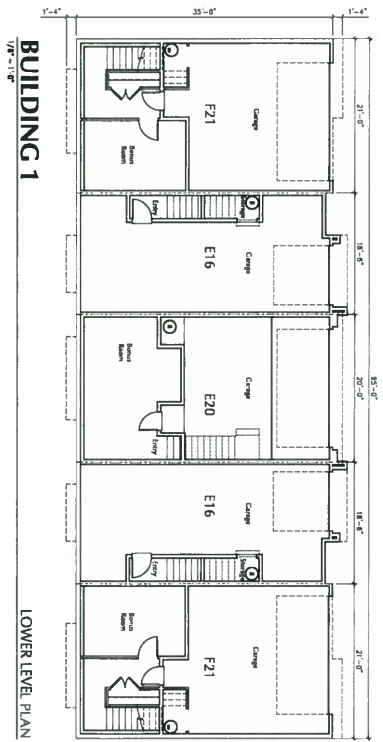
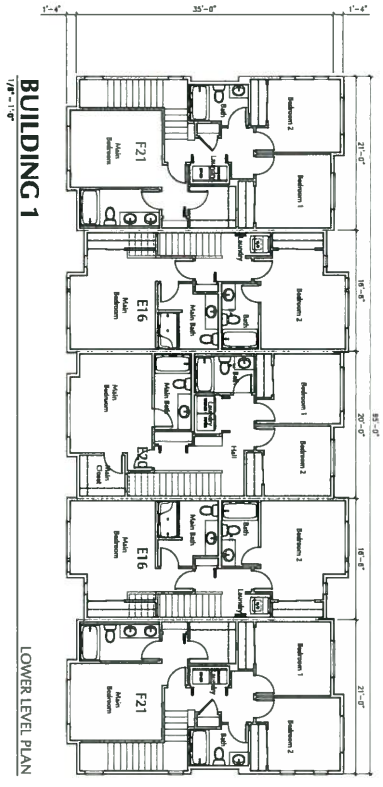
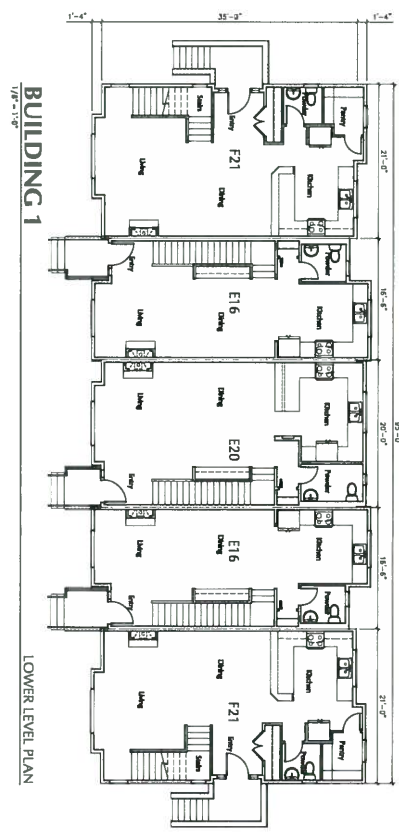


EXHIBIT 5 Full Document Available upon Request

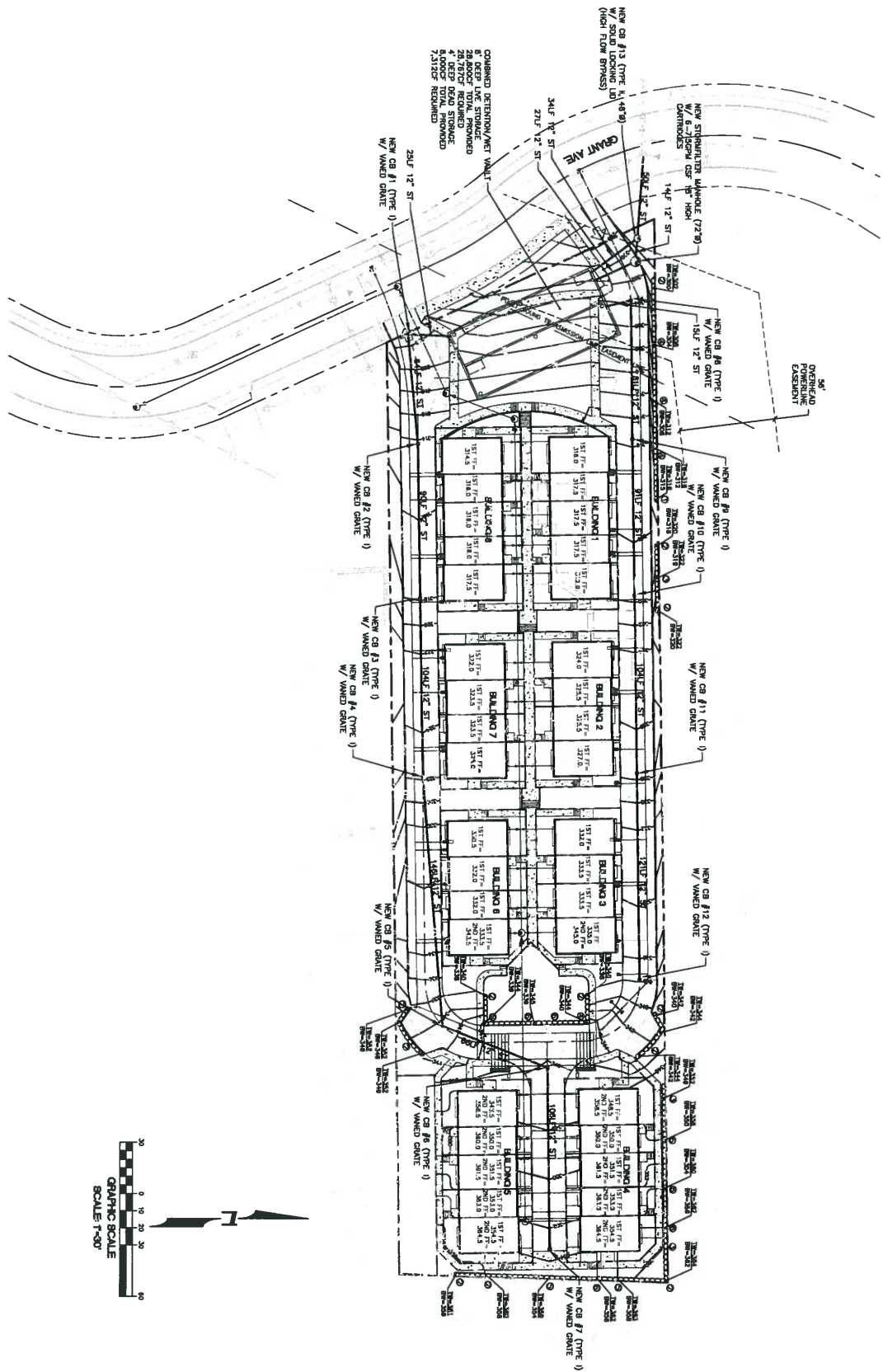





EXHIBIT 6

<div style="text-align: center;">  <p>8-SHEET 00 OF 05</p> </div>	<div style="text-align: center;"> <p>GRADING AND DRAINAGE PLAN</p> </div>	PROJECT NO.: 15022 DRAWN BY: ENM ISSUE DATE: 2015-12-28 SHEET REV.:	GRANT PLACE TOWNHOMES CITY OF RENTON FOR: SATWANT BRICH, SKYLINE PROPERTIES, INC. 50 16TH AVE NE, SUITE 500 BELLEVUE, WA 98004	<div style="text-align: center;">  <p>Pac Engineering Design, LLC</p> </div> <div style="text-align: center;"> <p>Civil Engineering and Planning Consultants</p> </div>	PHONE: (206) 431-7970 FAX: (206) 388-1648 WEB SITE: PACENG.COM	
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L-100

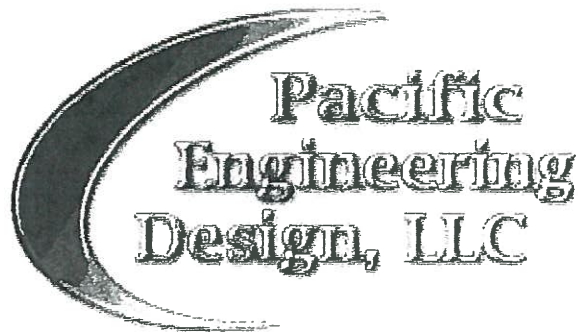


EXHIBIT 7

Grant Avenue Townhomes

Renton, Washington

Technical Information Report



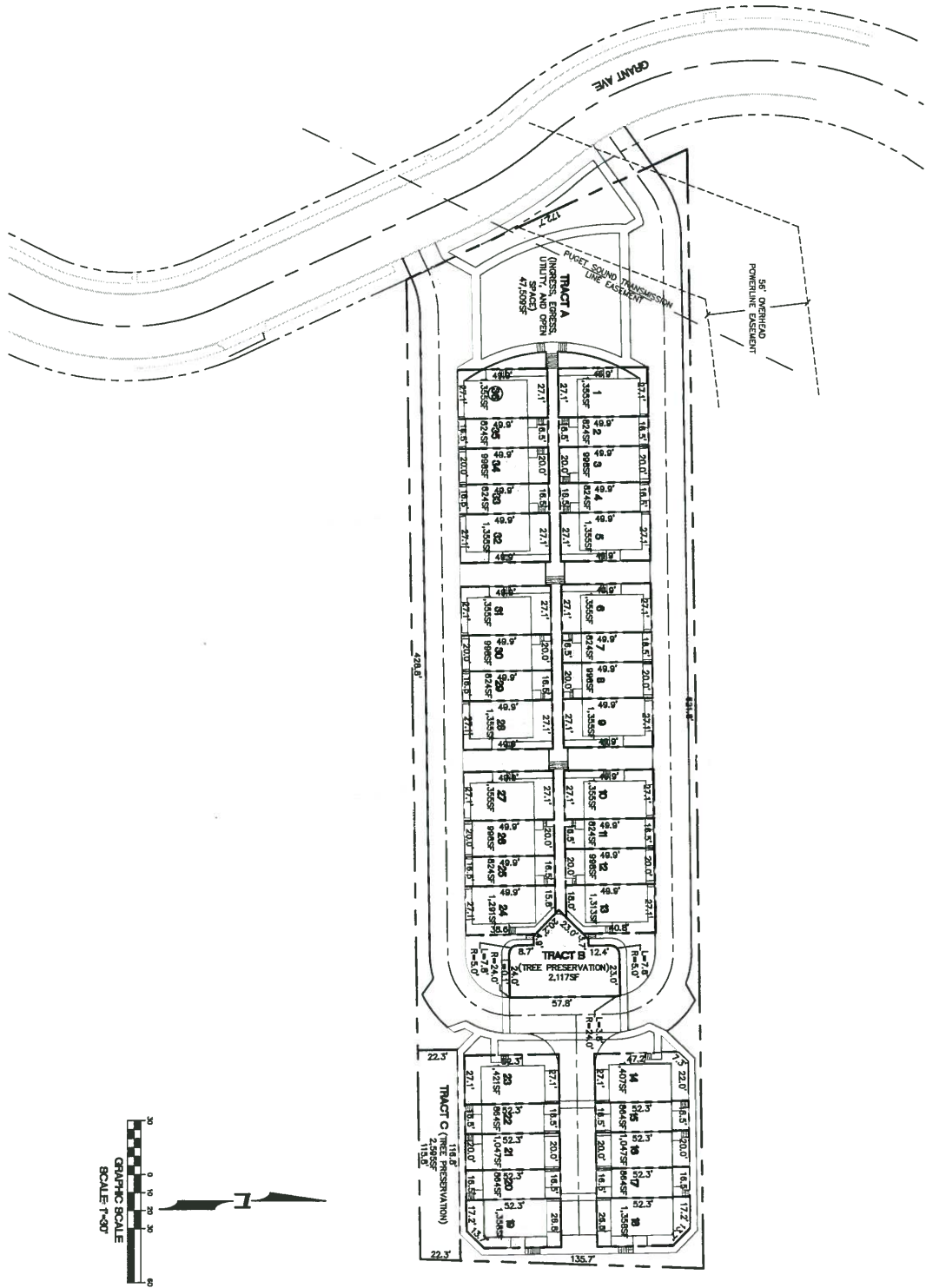
**Civil Engineering,
& Planning Consultants**

November 16, 2015

Pacific Engineering Job No. 15022

EXHIBIT 8

**Full Document
Available upon Request**



C02
SHEET 02 OF 05

**OVERALL
PLAT PLAN**

PROJECT NO: 20022
DRAWN BY: ENM
ISSUE DATE: 2005-02-28
SHEET REV:

GRANT PLACE TOWNHOMES
CITY OF RENTON
FOR
BATWANT BUNCH
SKYLINE PROPERTIES, INC.
60 10TH AVE SE, SUITE 100
BELLEVUE, WA 98004

**Pacific
Engineer
Design,**
Civil Engineering
Planning Consultants

EXHIBIT 9



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-73 - REVISED

MUNICIPAL

CODE SECTIONS: 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND:

Erratum Statement: CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

EXHIBIT 10

**GEOTECHNICAL ENGINEERING
EVALUATION
GRANT'S PLACE
RENTON, WASHINGTON
PREPARED FOR
TRIDOR, INC.**

EXHIBIT 11

**Full Document
Available upon Request**

CITY OF RENTON
DETERMINATION OF NON-SIGNIFICANCE-MITIGATED
MITIGATION MEASURES

APPLICATION NO(S): LUA07-018, SA-A, ECF

APPLICANT: Andrew Kovach; Kovach Architects

PROJECT NAME: Grant Avenue Townhouses

DESCRIPTION OF PROPOSAL: The proponent of the Grant Avenue Townhouses project is requesting an environmental determination and Site Plan Review for development of a 91,911.6 square foot (2.11 A) property located in southeast Renton. The proposed project would result in 36 ground-related townhouse-style residential units. The property is in a Residential Multi-family zone (RM-F).

LOCATION OF PROPOSAL: 1600 Grant Avenue SE (north of S 18th Street)

LEAD AGENCY: The City of Renton
Department of Planning/Building/Public Works
Development Planning Section

MITIGATION MEASURES:

1. The applicant shall be required to comply with the recommendations included in the geotechnical report, "Geotechnical Engineering Evaluation, Grant's Place, Renton WA, Prepared for Tridor, Inc," by Nelson Geotechnical Associates, Inc., dated June 10, 2005.
2. Site construction shall be limited to occur between April 1st and November 1st.
3. Due to the proposed drainage to Rolling Hills Creek, the project must comply with the 2005 King County Surface Water Design Manual to meet both detention (Conservation Flow control – a.k.a. Level 2) and water quality improvements. The drainage report must be revised to be in compliance with the standards required as a condition of approval and resubmitted.
4. The applicant shall provide documentation that ensures that a stormwater detention structure is a permitted use of the overhead transmission line easement (recording number 5162689) area. The documentation shall be provided to the Development Services Division prior to receiving utility construction permits.
5. The applicant shall be required to provide a Temporary Erosion and Sedimentation Control Plan (TESCP) designed pursuant to the Department of Ecology's Erosion and Sediment Control Requirements outlined in Volume II of the most recent Department of Ecology Stormwater Management Manual. This condition shall be subject to the review and approval of the Development Services Division prior to the issuance of building permits.
6. The applicant shall follow the recommendations of the report, "Tridor Townhomes Site Access / Traffic Impact Fee Analysis," by Jake Traffic Engineering, Inc., dated November 25, 2006. These recommendations shall be adhered to prior to occupancy of the project.
7. A Transportation Mitigation Fee shall be assessed at \$75 per average weekday peak hour trips generated from the project. The fee (estimated at \$14,250.00) shall be paid prior to issuance of building permits.
8. The applicant shall submit information sufficient to calculate required fire flow prior to issuance of building permits.
9. The applicant shall pay the appropriate Fire Mitigation Fee based on a rate of \$388.00 per new multi-family unit. Fire Mitigation Fees shall be assessed for the residential units prior to obtaining building permits.
10. The applicant shall pay the appropriate Parks Mitigation Fee based on \$354.51 per new multi-family unit prior to obtaining building permits.

EXHIBIT 12

**ADDENDUM TO ENVIRONMENTAL (SEPA) DETERMINATION OF
NON-SIGNIFICANCE (DNS-M) - MITIGATED**

Pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625

**Addendum to the Grant Ave Townhomes
as Added by the City of Renton (LUA07-018, SA-A, ECF)
Determination of Non-Significance - Mitigated (DNS-M)**

Date of Addendum:

May 2, 2016

Date of Original Issuance of SEPA Threshold Determination:

March 14, 2007

Proponent: Satwant Singh

Project Number: LUA15-000885, PP, PPUD and LUA07-018, SA-A, ECF

Project Name: Grant Place Townhomes

Proposal / Purpose of Addendum: The applicant is requesting a Preliminary Planned Urban Development and a Preliminary Plat for the construction of a multi-family development containing 36 zero lot line townhomes. In 2007 the applicant received Hearing Examiner Site Plan approval along with Environmental Review for the construction of a similar 36 unit townhome development on the same site (LUA07-018). However, the Hearing Examiner Site Plan approval expired in 2011. The applicant is now proposing to maintain much of the original proposal in order to eliminate the need for additional Environmental Review. Given the proposal does not exceed the number of units evaluated as part of the original proposal, additional Environmental 'SEPA' Review is not required. The development would be comprised of 8 separate multi-family residential structures and a density of 22.98 du/ac. The vacant 2.12 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (HD) Comprehensive Plan land use designation. The subject site is located on the east side of Grant Ave S just north of S 18th St at 1600 Grant Ave S. Access to the site is proposed via new loop alley extended from Grant Ave S. There are no critical areas located on site. The PPUD would be used to vary street, setback, impervious surface, building coverage, and lot standards. The applicant has proposed enhanced open space, pedestrian circulation, vehicular circulation, pedestrian amenities, and landscaping as a public benefit.

The applicant has indicated that the revised proposal includes the same number and type of units and height as the original proposal.

EXHIBIT 13

**Full Document
Available upon Request**

Rocale Simmons
Senior Planner
Department of Community and Economic Development
1055 South Grady Way
Renton, WA 98057

Reference: Project - Grant Place Townhouses/
LUA15-000885, PP, PPUD
1600 Grant Ave So.

Rocale,
My name is Sala Meling, I live at
1626 Grant Ave So A201, Renton, WA 98055

I am writing in reference to the project
listed above. This project is behind
my building here at Heritage Village.

My concern for this Project is the
run off of water from the property.
What are the plans to control the
run off of water. When we get a
heavy rain the water right now
runs heavy down the driveway.
It collects where then. have the same
for the proposed,

EXHIBIT 14

Rocale Timmons

From: John Sommer <mrharley883@comcast.net>
Sent: Friday, February 26, 2016 1:06 PM
To: Rocale Timmons
Subject: RE: PROJECT NAME/NUMBER: Grant Place Townhomes/LUA15-000885, ECF, PP, PPUD

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Rocale,
My wife Rhonda and I have some concerns about the proposed Grant Place Townhomes. We would like to speak at the upcoming meeting at the Renton City Hall in order to express our concerns, some are listed below;

- ✚ Set back (linear distance) from our property line to proposed structures.
- ✚ Location of utilities (underground power, gas) and outside lighting (night illumination).
- ✚ Location of waste containers (dumpster location).
- ✚ Rodent control

John Sommer

1708 SE 16th Place
Renton, WA 98055-3725

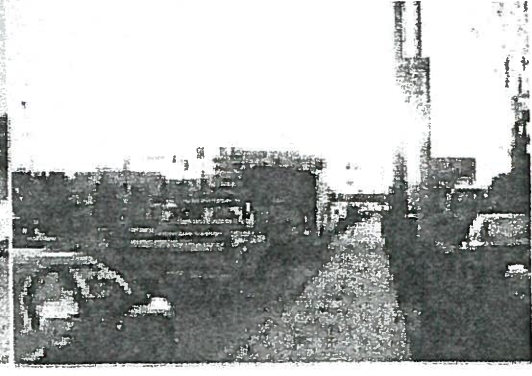
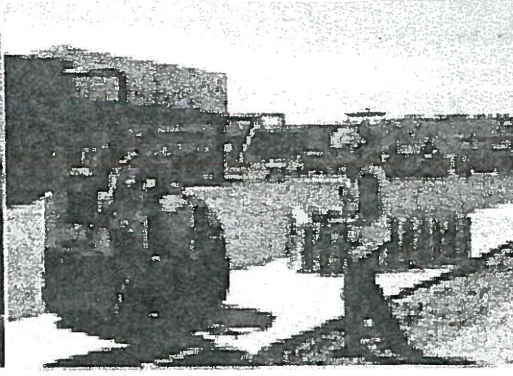
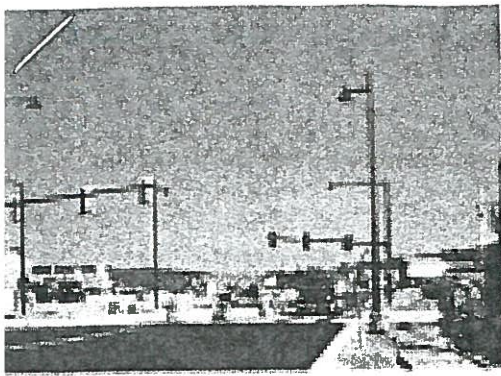
johnsommer@comcast.net
mrharley883@comcast.net

From: Rocale Timmons [<mailto:RTimmons@Rentonwa.gov>]
Sent: Friday, February 26, 2016 12:13 PM
To: 'John Sommer' <mrharley883@comcast.net>
Subject: RE: PROJECT NAME/NUMBER: Grant Place Townhomes/LUA15-000885, ECF, PP, PPUD

Hello John,

Attached you will find the notice of application for the Grant Place townhomes.

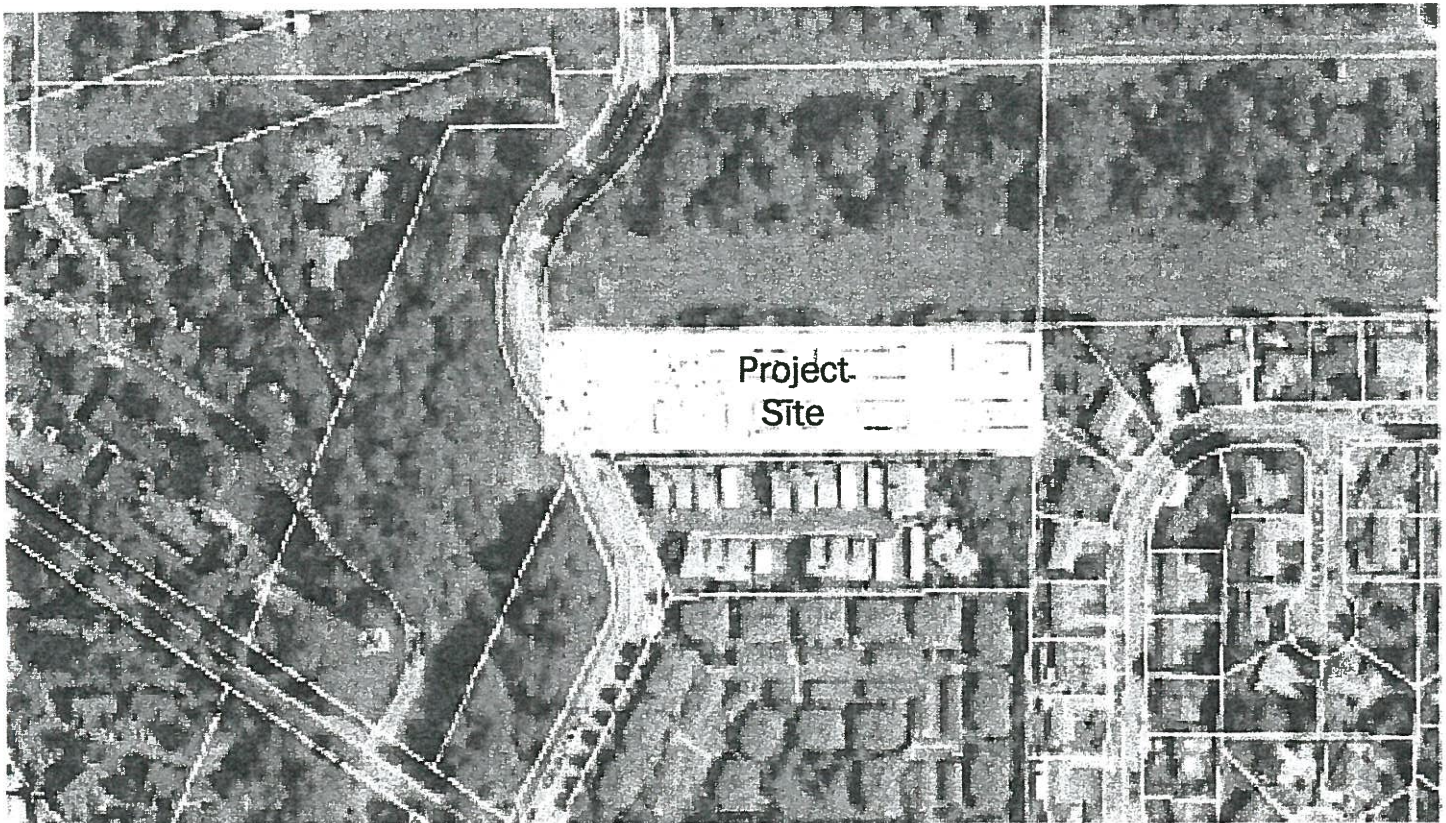
EXHIBIT 15



Renton

GRANT PLACE TOWNHOMES SITE ACCESS/TRAFFIC IMPACT FEE TRAFFIC LETTER

January 21, 2014



JTE . Jake Traffic Engineering, Inc.

Mark J. Jacobs, PE, PTOE, President

2614 39th Ave SW - Seattle, WA 98116 - 2503

Tel. 206.762.1978 - Cell 206.799.5692

E-mail jaketraffic@comcast.net

EXHIBIT 16

City of
Rent
Public Work

**Full Document
Available upon Request**